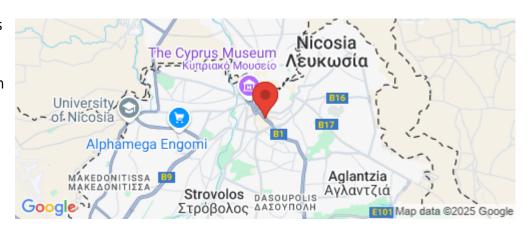


## 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA26615Price details: €3,239,000 +VATLuxury apartments for sale in City Center in Nicosia district. Thermal break aluminium frames with Triple Glazing Low-E glassSuper-fast quiet elevatorsStructured Cabling System with USB chargersClass A Energy CertificateLED lights with movement sensors and dimmersFire and Burglar AlarmsCCTV CamerasCentral Satellite DishVRV Air-conditioning / Heating for each apartmentUnderfloor Heating for each apartmentVentilation and Fresh Air system for each apartmentSuspended ceilings with LED lights and concealed curtain railsHigh quality cabinetry with corian / technograniteHigh quality marble / parquet floorsWood veneer doors and FramesSecurity E...



Property Info		Plot / Area Info		Additional info	
Covered Area	265			Defende a Normalian	CA2CC1E
Covered Veranda	33			Reference Number	SA26615
				Property type	Apartment
Furnishing	Unfurnished	Parking	g <b>Covered, Yes</b>	Condition	Under Construction
Energy Efficiency	N/A	raikiliy	Covered, 1es		
,	•			Construction Year	2022
Heating	Underfloor Heating, Yes			Bathrooms	3
Air Conditioning	All rooms. Yes			Datinoonis	<b>.</b>

## Amenities Location

• Storage room

Location: Nicosia - City Center
Region: Nicosia

Coordinates: 35.166873317013 / 33.36151172327



Price: €3 239 000 + VAT

VAT for this property is €358,735 or €615,410. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common owners	
		Price per SOM	€12 223.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€3 239 000 on Oct 19, 2023























